

**EDMESTON PLANNING BOARD
EDMESTON, NY 13335
REGULAR MEETING
AUGUST 18, 2004**

Members Present:

Planning Board Chairman: Jack Emmett
Planning Board Member: Jon LeChevet
Planning Board Member: Sharon Mumbulo
Planning Board Member: John Parker
Planning Board Member: Paul Pritchard

Others Present:

David Green, Town Board Member - (entered mid meeting)

Chairman Emmett opened the meeting with the pledge of allegiance at 19:07. There being no meeting held during the month of July, the minutes of the meeting of 16 June were read and approved.

Old Business:

Sharon Mumbolo reported that she had talked with Betty Crandall, one of the Town's assessors concerning assessment rates for mobile vice stick built homes. Sharon said that mobile homes were assessed at rates varying from \$4,000 to \$12,000 per unit depending on what type of road the unit was located on. Also mobile homes were assessed at \$25 per square foot while stick built homes were assessed at \$50 to \$70 per square foot. A vigorous discussion concerning mobile homes ensued with several questions concerning assessment laws that could not be answered. Chairman Emmett asked that a letter be drafted to Henry Jaeger and Betty Crandall (Town Assessors) inviting them to attend the next Planning Board meeting to explain the laws and practices concerning mobile home assessments and how mobile homes affect the Town's tax base.

In further discussion, Jon LeChevet reported that there is presently a law in committee in the New York State Legislature that would redefine mobile homes in order to ensure equitable tax treatment for manufactured homes. It would in effect redefine a modular home as a mobile home and extend tax preferences to all modular and pre-manufactured homes.

The proposal that Dale Lund advanced in the June meeting allowing mobile homes in Hamlets was discussed. The unanimous opinion of the Board was that this was not an issue at present and warranted no further consideration.

Jack Emmett asked why the Board at the last meeting did not confirm the need for a “complaint form”. The discussion was reviewed and no consensus was generated to revive the topic. Concerned parties could either attend the appropriate Town meetings to voice their concerns or the Town Clerk could generate an internal form if required.

New Business:

John Parker reported on the practices that New York Land & Lakes was using in the sub-division of the lands near Parker and Monson roads in the Towns of Burlington and Edmeston. A copy of the deed covenants that New York Land & Lakes used in this sub-division was distributed. Some good suggestions concerning lot size and mobile homes were discussed:

- Allow only “newer” mobile homes, which are built to higher building standards.
- Maintain minimum lot sizes

John Parker also advised that during his conversations with principals of New York Land & Lakes that property values in a sub-division fell at least 10% when mobile homes were erected.

Jack Emmet asked for the status of the draft by-laws. Jon LeChevet reported that a draft was complete and would be distributed to members before the next meeting. Dave Green noted that the Town Board was also working on the same topic. Dave Green volunteered to send Jon LeChevet the Town Board’s draft so that a coordinated draft could be distributed to the Planning Board members before the next meeting. It was the intention of the Planning Board to review this draft and forward it to the Town Board for consideration.

The next meeting was set for 15 September at 19:00 in the Municipal Building.

There being no further business and all in attendance having been heard, the meeting was adjourned on a motion by Jon LeChevet, second by Paul Pritchard.